

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

October 4, 2017

L'ARC Architects, LLC
ATTN: Ms. Hilary Donald
91 South Main Street
West Hartford, CT 06107

RECEIVED

OCT - 4 2017

TOWN CLERK/TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO. 17
FILE NO. 780

SUBJECT: 991 Farmington Avenue- SUP #1302-R1-17

Dear Ms. Donald:

At its regular meeting of October 2, 2017, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

991 Farmington Avenue- Application (SUP #1302-R1-17) of Dorjan Puka of Zohara Restaurant, on behalf of Lasalle Road Partners, Record Owner (Hilary Donald, AIA), seeking approval to amend SUP #1302 to increase the outdoor dining seating capacity from fifty-two (52) seat outdoor dining to eighty (80) seats. (Submitted for TPZ receipt on September 6, 2017. Required public hearing scheduled for October 2, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/O'Donnell) (Binkhorst seated for Akin) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

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2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by September 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
3. The final plans shall depict the removal of the large potted plants on the west side of outdoor dining area entrance.
4. Prior to operation of the outdoor dining area, an inspection by the Planning Division is required to ensure compliance with the approved plan.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **October 20, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Patrick Alair, Corporation Counsel
Kimberly Bonchian, Deputy Corporation Counsel
Essie Labrot, Town Clerk

Mark McGovern, Director of Community Development
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist
Subject File

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TOWN CLERK/TOWN COUNCIL OFFICE
West Hartford, CT

Mr. Joseph Buchek
8 Bishop Road
West Hartford, CT 06119

SUBJECT: 34 Lasalle Road (AKA 36 Lasalle Road)- SUP #1311

Dear Mr. Buchek:

At its regular meeting of October 2, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

34 Lasalle Road (AKA 36 Lasalle Road)- Application (SUP #1311) of Jimi Brahimi on behalf of Sarjac Partners, LLC, Record Owner, requesting Special Use Permit approval for a ten (10) seat outdoor dining area at Division West restaurant. (Submitted for TPZ receipt on July 10, 2017. Required public hearing scheduled for August 7, 2017. Public hearing postponed to October 2, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (Motion/Binkhorst; Second/O'Donnell) (Binkhorst seated for Akin) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



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2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by September 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
3. Prior to the initial opening of the outdoor dining area, an inspection by the Planning Division is required to ensure compliance with the approved plan.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **October 20, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Patrick Alair, Corporation Counsel
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